AGRICULTURAL ANALYSIS

TPM 20842/ER 04-02-026

Prepared for

Thomas and Sylvia Fitzpatrick
4111 Paseo De Las Tortugas
Torrance, CA 92050
(310) 378-5511

Prepared by

James Chagala and Associates
10324 Meadow Glen Way East
Escondido, CA 92026
(760) 751-2691

December 14, 2007

James Chagala

TABLE OF CONTENTS

SUMMARY OF FINDINGS

A. The project, when compared to against the appropriate Thresholds of Significance, will not have a significant impact to agriculture in San Diego County based upon the following findings.

- The project will not result in the conversion of Soils of Prime Agricultural Farmland.
- The project will not result in the conversion of Prime Farmland or Farmland of Statewide Importance.
- The project will establish parcels sizes that can support agriculture in the future.
- The project will not conflict with agricultural zoning or use regulations.
- The project will not result in a conflict with a County Agricultural Preserve.
- The project will not result in a conflict with a land conservation contract.
- The density proposed by the project will not have an adverse significant impact on surrounding agricultural uses in terms of the introduction of residential uses into an agricultural area.
- A significant proportion of the existing agriculture on the subject property will not be directly impacted through building pads, roads, or driveways.
- This project, in conjunction with other existing and proposed projects, would not have an impact to agriculture that is cumulatively considerable pursuant to the State CEQA Guidelines.

B. Additionally, the following findings have been made.

- The study area has few advantages for the use of agriculture other than the microclimate. .
- Only 21% of the agriculture on the property will be directly impacted by this proposed development.
- After project implementation, 53.2% of the subject property will remain available for agricultural use. This compares with 50.8% of the surrounding area currently in agriculture.

- The average size of the parcels being proposed are such that they are capable of sustaining agriculture and may enhance the future of agriculture on this property. If there is still significant agricultural activity occurring on the subject property, the likelihood of conflicts between the subject property and the agricultural operations on the surrounding area is minimal.

- The San Diego County Board of Supervisors, on February 12, 2003, amended the San Diego County Code of Regulatory Ordinances to require purchasers to be notified in writing that agricultural uses may exist near to property that the buyer is purchasing. The buyer must acknowledge by signature that such agricultural uses are likely to be nearby that may expose the buyer to certain irritations and inconveniences.

I. INTRODUCTION

A. Overview of the Project:

This project proposes a Minor Subdivision with parcels ranging in size from 2.3 to 3.1 acres gross and a density of one dwelling unit per 2.7 acres gross. The entire property consists of 10.8 acres, located in the western Valley Center Area (See Figure 1, Regional Location). More specifically, it is located north east of the intersection of Castle Crest Drive and Castle Heights Drive (See Figure 2, Community Location).

The project will be a 4 parcel Minor Subdivision. There will be no other discretionary permits required for implementation.

B. San Diego County General Plan and Zoning:

The property is within the Estate Development Area (EDA) Regional Plan Category of the San Diego County Regional Land Use Element (See Figure 3, Regional Category). It is located in the Valley Center Community Planning Area and has been designated (17) Estate (See Figure 4, Community Plan Designation). The property is currently classified with the A70 Use Regulation with a 2-acre minimum lot sizes (See Figure 5, Zone Classifications).

C. Characteristics of the Subject Property:

The property generally slopes from the northeast to the west, with elevations as high as 1195 feet in the northeast corner and 990 feet in the far western tip. A large majority of the property is under 25%.

The project area has approximately 7.28 acres or 67% of its area currently in agriculture, with the remaining area vacant.

All parcels will be provided with water from the Valley Center Municipal Water District. The existing irrigation system will be left in tact except for alterations needed to operate the system on individual parcels, with connections to the imported water.

D. Characteristics of the Surrounding Area

1. Land Use

The area in the immediate vicinity of the project is characterized by slopes generally less than 25% except for two areas directly north and south of the subject property, which are in excess of 25% slope. There are agricultural uses to the east, southeast, and south, with chaparral to the northwest. In addition, there is coastal sage scrub to the north and west.

2. Zoning and General Plan

Zoning:

In terms of the surrounding area, a large majority of the property in the study area is zoned A70 (2), which is a light agricultural zone with a 2-acre minimum parcel size. To the west and southwest are two areas zoned A70 with a 4-acre minimum lot size (See Figure 5).

General Plan:

This property is located within the Valley Center Community Planning Area and all the surrounding area is located within the EDA Estate Development Area Regional Category. Most of the property has the (17) Estate Plan Designation, but there is a small part of the surrounding area to the southwest that has a community plan designation of (18) Multiple Rural Use.

E. Methods and Survey Limitations:

1. Study Area:

The study area includes the subject property to be developed, as well as all property within 1000 feet of the subject property's perimeter (See Figure 6). The subject property comprises 10.8 acres of this area, while the remainder constitutes 255 acres for a total of 265.8 acres. Previous references to surrounding area refer to the same properties as the study area.

2. Method:

Agricultural uses and other land uses were determined through a combination of several sources. The primary source was a digitized aerial photo taken in February of 2003. This photo was enlarged so that

agricultural areas as well as the types of agriculture could be identified. Additionally, there were field reconnaissances. Please note that the measurements taken from the aerial photo are two-dimensional and do not account for topography. Therefore there may be slight deviations in some of the acreage figures in rough terrain. However, this method was deemed sufficiently accurate for the broad conclusions desired in this analysis.

Agricultural Areas Impacted were determined by superimposing the areas in agricultural use over the Tentative Parcel Map and using a digital planimeter to measure pads, driveways, and streets. The Tentative Parcel Map shows all driveways at 20 feet in width and all streets at 40 feet in width. Slopes and fills for streets and pads were also included in these measurements. A listing by parcel of agricultural areas impacted, as well as a listing by streets is found in Appendix A.

Soils information was determined through the San Diego County Important Farmland Map, produced by the California Department of Conservation, and the Soil Survey for the San Diego Area produced by the U.S. Department of Agriculture Soil Conservation Service.

Climatic Data was determined through use of the University of California Extension Service publication entitled Climates of San Diego County Agricultural Relationships, as well as through information provided in the above mentioned Soils Survey.

3. Limitations:

These methods were limited by several factors. First, the latest available aerial photos were taken in February of 2003, and so some new planting could have occurred since that time. While this was not a problem for the subject property, there may be some new plantings on other properties that were not included in some of the acreage calculations.

Second, acreages were measured through the use of a digital planimeter. All measurements were taken 3 times and the results averaged, in accordance with accepted practice for this type of instrument. For the broad assumptions of this report, this level of precision is more than sufficient. However, it should be understood that the acreage figures are only close approximations.

F. Thresholds of Significance:

A determination as to the degree of significance of the impact, if any, of each of the following thresholds shall be made. The results of these

determinations are to be considered guidelines that, when viewed as a whole in the context of each project, will determine whether a project has a significant impact to agricultural resources.

1. The project will result in the conversion of the following:

    a. Prime agricultural soils (i.e. an LLC rating I-II or soils rated as good in terms of fertility and suitability for the predominant crop in the vicinity).

    b. Prime Farmland, Farmland of Statewide Importance, or Unique Farmland as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

2. The Project will establish parcel sizes that cannot support future agricultural operations and are not consistent with other parcel sizes in the vicinity that currently support agriculture.

3. The project will result in a conflict in the study area with agricultural zoning or use regulations.

4. The project will result in a conflict in the study area with a County Agricultural Preserve.

5. The project will result in a conflict in the study area with a land conservation contract.

6. The density proposed by the project will have an adverse significant impact on surrounding agricultural uses in terms of the introduction of residential uses into an agricultural area.

7. A significant proportion of the existing agriculture on the subject property will be directly impacted through building pads, roads, or driveways.

8. This project, in conjunction with other existing and proposed projects, would have an impact to agriculture that is cumulatively considerable pursuant to State CEQA Guidelines.

II. SURVEY RESULTS

The following is the data generated through this survey with some preliminary analysis. Corresponding conclusions will be found in Section III.

A. County General Plan—Agricultural Designations:

The San Diego County General Plan has two designations devoted to agriculture. First is the (19) Intensive Agriculture, and second is the (20) Agricultural Preserves. Neither the subject property nor any other property within the study area lies within one of these agricultural designations.

B. County Agricultural Preserves:

Neither the subject property nor any property within the study area lies within a County Agricultural Preserve.

C. Land Conservation Contracts:

Neither the subject property nor any property within the study area lies within a Land Conservation Contract.

D. Parcelization:

A review of parcelization within the study area indicates that there are 76 assessor's parcels within the study area, not including the subject property or assessor's parcels created for roadways. These parcels are classified by size on Figure 7 and mapped on Figure 8. Forty-one parcels fall within the range of the parcels proposed by this development. Thus the parcel sizes being proposed would not only be consistent with the current general plan and zoning, but also would not be out of character for the area.

E. Land Use:

In general terms, land uses in the study area are either vacant or low-density residential/agricultural uses. The study area consists of 265.8 acres. Agricultural uses occupy approximately 136.8 acres or 51.5% of

the study area (See Figure 9). If the subject property is excluded, the study area has 255 acres of which 129.5 acres or 50.8% is planted. Of this amount, 91.45 acres are planted in avocados, 21.21 acres in citrus, and 17.68 acres in ornamentals. 125.5 acres or 49.2% of the study area is currently not used for productive agriculture.

In terms of the subject property, 7.28 acres or 67% of the area is devoted to agriculture. Thus 3 acres or 33% of the subject property is not in agriculture.

The subject property currently has a larger percentage of land under cultivation (67%) than the remainder of the study area (50.8%). The proposed development will directly impact 1.53 acres or 21% of current agricultural uses (See Subsection F). When these 1.53 acres are subtracted from the 7.28 acres currently used for agriculture, there will be, after implementation of this project, 5.75 acres of agriculture remaining. This also equates to 53.2% of the subject property remaining in agriculture. Accordingly, the percentage of land devoted to agriculture in the surrounding area is 50.8%. Thus, even after the implementation of the project, the percentage of land devoted to agriculture on the subject property will be higher than the surrounding area.

F. Agricultural Areas Directly Impacted by the Proposed Development:

A review of the area to be graded in terms of building pads, driveways, fuel breaks, and roads was conducted to determine the amount and type of agriculture that would be directly impacted by the proposed development.

Although this proposal depends on septic tanks and the associated leach fields, the area occupied by the septic tanks and leach fields was not considered a direct impact. This was done pursuant to Appendix G of the CEQA Guidelines, which, in discussing an evaluation of Agricultural Resources, suggests the following questions:

Would the project

a) Convert Prime Farmland, Unique Farmland, or Farmland of State of Statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

A and C above relate to the conversion of agricultural land to a non-agricultural use. The surface above the leach fields can continue to be used for agricultural purposes as long as root crops such as potatoes or carrots are not grown and, in fact, are highly suitable for agriculture because of the additional moisture and nutrients that will be in the soil. Therefore, placement of leach fields on the subject property will not result in the conversion of any lands to a non-agricultural use, and thus the leach fields were not considered a direct impact to agriculture.

It was found that the total direct impact to agriculture on the subject property would be approximately 1.53 acres or 14.2% of the total area. Additionally it will impact 21% of the 7.28 acres devoted to agriculture (See Figure 10).

After the subdivision, the remaining avocado grove on site will be divided among the individual property owners, and each owner will be responsible for their portion of the grove. All parcels will be provided with water from the Valley Center Municipal Water District. The existing irrigation system will be left in tact except for alterations needed to operate the system on individual parcels, with connections to the imported water.

Thus, as stated in Sub-section E, after the direct impacts to agriculture are taken into account, there will still be 53.2% of the subject property devoted to agriculture.

G. Feasibility of Maintaining Agriculture

The agriculture on this property will be sustained through the Valley Center Municipal Water District. Figure 11 is a table representing the costs of producing avocados on this property versus yield and profit. The water quantity estimates were obtained from Dr. Eric Bender of the University of California Cooperative Extension, and the water costs were obtained from the Valley Center Municipal Water District. Current avocado pricing was obtained from the Avocado Hotline in Fallbrook as of January 7, 2005. The pricing was set at $.90/pound, which was an average of the range in market prices between $.60 and $1.20 per pound. Other costs of production were obtained from the University of California Cooperative Extension Publication entitled Avocado Sample Establishment and Production Costs and Profitability Analysis for San Diego and Riverside Counties. Costs did not include land costs or property taxes in that the avocado production on the properties would be a

secondary use to the residential use. Finally, the yield per acre of 7250 pounds per acre was also taken from this publication as the average yield for avocado production in San Diego County.

As can be seen from Figure 11, a purchaser of one of these parcels can expect to yield a net profit of $1449 per acre per year by continuing to produce avocadoes even with imported water.

It is the conclusion of this analysis that not only would continued avocado production on the proposed parcels be feasible on the proposed properties, but also there would be a strong economic incentive for future owners to continue the avocado production.

H. Soils

Soil Conservation Service:

The U.S. Department of Agriculture, Soil Conservation Service has prepared a Soil Survey for San Diego County. According to this survey there are eight major soils types, making up 94% of all the soil formations within the study area, (See Figure 12), and they are described below. There are also four soils types occupying minor amounts of acreage within the study area that have not been discussed:

AcG: Located in the Southern portion of the study area, this soil is of no value for agriculture according to the Soil Survey. It occupies approximately 6.40 acres or 2% of the study area and is not located on the subject property.

CIE2: Located in the central and eastern portions of the study area, this Cieneba Coarse Sandy loam soil is eroded on 15-30% slopes. It occupies approximately 65.20 acres or 23% of the study area. This soil is found on 8.10 acres or 83% of the subject property. This soil is rated as "Fair" for Avocados because of Depth to Hardpan. The Soil Survey also reports that this soil is not suitable for Citrus, Truck Crops, Tomatoes or Flowers. The fertility of this soil is rated as "Low" and the permeability rate is "Rapid." The Capability Rating for this soil is VIe-1 (19).

CmrG: Located in the northeastern portion of the study area, this Cieneba Very Rocky Coarse Sandy loam soil occupies approximately 26 acres or 9% of the study area and is not located on the subject property. This soil is rated as "Not Arable" by the Soil Study. This soil formation has major rock outcrops and large granite boulders on 50% of the surface. Runoff is very rapid, and erosion is rated as

being a "very high" hazard. The Capability Rating for this soil is VIIs-8 (19).

CnG2: Located in the south and southwest portions of the study area, this Cieneba-Fallbrook Rocky Sandy loam soil is eroded on 30-65% slopes. It occupies approximately 45.73 acres or 16% of the study area and is not located on the subject property. This soil is rated as "Fair" for Avocados because of depth to hardpan. The Soil Survey reports that this soil is not suitable for Citrus, Truck Crops, Tomatoes or Flowers. The fertility of this soil, which is regarded to be more of the "Cieneba" class than "Fallbrook" class, is rated as "Low" and the permeability rate is "Moderately Rapid." The Capability Rating for this soil is VIIe-7 (19).

FaD2: Located in small pockets of the northwest and southeast portions of the study area, this Fallbrook Sandy loam soil is eroded on 9-15% slopes. It occupies approximately 5.83 acres or 2% of the study area and is not located on the subject property. This soil is rated as "Fair" for Avocados and Tomatoes because of Surface Layer texture. In addition, this soil is rated as "Fair" for Citrus because of Permeability Rate and fair for Flowers because of Slope by the Soil Survey. The Soil Survey also reports that this soil is not suitable for Truck Crops. The fertility of this soil is rated as "Medium," and the permeability rate is "Moderate." The Capability Rating for this soil is IVe-1 (19).

FaE2: Located in the northern portion of the study area, this Fallbrook Sandy loam soil is eroded on 15-30% slopes. It occupies approximately 11.90 acres or 4% of the study area and is not located on the subject property. This soil is rated as "Fair" for both Avocados and Citrus because of the soil's permeability rate and surface layer texture (respectively) by the Soil Survey. The Soil Survey also reports that this soil is not suitable for Truck Crops, Tomatoes, or Flowers. The fertility of this soil is rated as "Medium," and the permeability rate is "Moderate." The Capability Rating for this soil is VIe-1 (19).

VsE2: Located in the central, northern, and western portions of the study area, this Vista Coarse Sandy loam is eroded on 15-30% slopes. It occupies approximately 22.62 acres or 8% of the study area and 5%, or .5 of an acre of the subject property. This soil is rated as "Good" for Avocados and as "Fair" for Citrus because of depth to hardpan. The Soil Survey reports that this soil is not suitable for Truck Crops, Tomatoes, or Flowers. The fertility of this soil is rated as "Medium," and the permeability rate is "Moderately-Rapid." The Capability Rating for this soil is VIe-1 (19).

VvE: Located in northwest, western and central portions of the study area, this Vista Rocky Coarse Sandy loam soil is eroded on 15-30% slopes. It occupies approximately 84.36 acres or 30% of the study area and is located on 1.10 acres or 11% of the subject property. This soil is rated as "Good" for Avocados and as "Fair" for Citrus because of depth to hardpan. The Soil Survey reports that this soil is not suitable for Truck Crops, Tomatoes, or Flowers. The fertility of this soil is rated as "Medium," and the permeability rate is "Moderately-Rapid." The Capability Rating for this soil is VIe-7 (19).

There are 8 soil formations that occupy 94% of the study area. Of these 8 formations, 2 soils are listed as "Non-Arable" and are not considered suitable for agriculture.

Of the 8 predominant soils studied, only 2 received a "Good" rating, and that was only for avocados. The other soils were rated as fair, not suitable, or non-arable for the 4 categories of crops listed in the soils survey.

In terms of fertility, the Soil Survey finds that the highest ranking of fertility of any of the 8 dominant soils was "Medium." Four of the 8 soils were ranked as "Medium" fertility, 2 were ranked as having "Low" fertility, and 2 were deemed "Non-Arable" by the Soil Survey. The "Medium" fertility soils compose 44% of the soil formations found in the study area, while the "Non-Arable" and "Low" fertility soil formations make up 50% of the study area (the remaining 6% of soils are each found in insignificant numbers).

In terms of the subject property, 83.5% of the soil formations found on the subject property have a fertility rating of "Medium."

Thus the soils on the subject property as well as the remainder of the study area are medium at best and a portion are not arable.

I. Important Farmlands:

The California Department of conservation has classified land in California into seven "Important Farmlands Categories." Annotated definitions of the relevant classifications are found below.

Prime Farmland: Land with the best combination of physical and chemical characteristics able to sustain long-term production of agricultural crops.

Farmland of Statewide Importance: Land with a good combination of physical and chemical characteristics for agricultural production, having only minor shortcomings, such as less ability to store soil moisture, compared to prime farmland.

Unique Farmland: Land used for production of the state's major crops on soils not qualifying for prime or statewide importance. This land is usually irrigated, but may include nonirrigated fruits and vegetables as found in some climatic zones in California.

Farmland of Local Importance: Land that meets all the characteristics of prime and statewide, with the exception of irrigation.

Urban and Built-up Land: Residential land with a density of at least six units per ten-acre parcel, as well as land used for industrial and commercial purposes, golf courses, landfills, airports, sewage treatment, and water control structures.

Other Land: Land which does not meet the criteria of any other category.

There are also Categories of Grazing Land, Other Land, and Water that have not been defined.

Figure 13 indicates two Important Farmland Categories found on the subject property and the surrounding area. "Green" represents, Unique Farmland, and "yellow" represents Farmlands of Local Importance. Additionally these Categories are discussed below in relation to the study area.

Unique Farmland:

177.56 acres or 67% of the study area is in the Unique Farmland Category. This category is found throughout the south, southwestern, central, southeastern and northeastern portions of the study area. All 10.8 acres (100%) of the subject property lies within this category.

Farmland of Local Importance:

88.23 acres or 33% of the study area is in the Farmlands of Local Importance Category. This category is found mainly in the northern and western portions of the study area. This category is not found on the subject property.

The first two Important Farmlands Categories are clearly the most suitable for agriculture. However, neither of these categories, including Prime

Farmland, is found within the study area or on the subject property. The Unique Land Category is considered to be of more agricultural worth than Farmlands of Local Importance, and it is placed upon land that does not meet the requirements of Prime Farmland or Farmland of Statewide Importance but instead is under cultivation. Thus to qualify as Unique Land, the land need only be under or have a history of cultivation.

Thus, in accordance with the rating of the soils types in Section H above, the suitability of the subject area for agriculture would be a 'medium' rating at best.

J. Micro Climate:

Information for Micro Climates in San Diego County is contained in the Climates of San Diego County Agricultural Relationships, published by the University of California Agricultural Extension Service. At the time of the publication of this document, the nearest Weather Reporting Station to the Subject Property was Valley Center. This Weather Station is located approximately 3,500 feet to the southeast of the Subject Property.

The closest Weather Station to the subject Property is Valley Center, but a complete record is not available for this Station. The next closest Weather Station with complete data is the Escondido Weather Station. The Escondido Weather Station indicates an annual average maximum mean temperature of 76.2 degrees with an extreme high of 108 degrees and an extreme low of 17 degrees. The Valley Center Station reported an average rainfall of 16.09" with 11.47" coming during the months of December through March. The estimated date of the first freeze from the Escondido Weather Station was December 1st, and the last estimated freeze for the Valley Center Station was April 1st.

Thus, the mildness of the microclimate of this area would be advantageous to the growing of semi-tropical crops.

K. Facilities:

Imported Water is available from the Valley Center Municipal Water District.

L. San Diego County Avocado Production:

The County of San Diego County Department of Agriculture, Weights and Measures produces an annual report regarding Crop Statistics for San Diego County. The 2002 report is their most current report. According to this report, there are currently 25,729 acres planted with avocados in San Diego County

This proposal will directly impact .006% of the County's avocado plantings. Thus this reduction in production represents only a minute portion of the avocado production in San Diego County, and will not result in any substantial decrease in terms of total County production.

M. Sustainability of Agriculture on Smaller Parcels in San Diego County:

Figure 14 is a memorandum from the Department of Agriculture, Weights and Measures to the Department of Planning and Land Use dated June 2, 1997. This memo addresses the issue of the viability of commercial agriculture on 2-acre parcels and specifically addresses citrus. Recent discussions with the sending Department indicate that the statements made in the memorandum are still valid today. Some of the statements made in this memorandum pertinent to this issue are as follows. All of the figures quoted are as of June 2, 1997.

- There are currently 671 citrus farms of two or fewer acres in San Diego County.
- There are citrus farms as small as .1 acres.
- There are 4,298 small farms in San Diego County that are less than 9 acres.
- The average farm size in San Diego County has been falling and is currently only 21% of the average farm size statewide.
- In San Diego County, only 36% of the farmers list farming as their primary occupation, versus 52% statewide and 54% nationwide.
- The cost of land in San Diego County makes it prohibitive for many new farmers to begin an operation on a large parcel, so the ability to farm small parcels is crucial to the success of future agriculture in San Diego County.

As can be seen from Figure 11, a purchaser of one of these parcels can expect to yield a net profit of $1449 per acre per year by continuing to produce avocadoes. It is the conclusion of this analysis that not only would continued avocado production on the proposed parcels be feasible on the proposed properties, but also there would be a strong economic incentive for future owners to continue the avocado production.

Thus not only is agriculture proven to be viable on smaller parcels in San Diego County, but, due to the cost of land, is likely to be critical to the continued success of agriculture in San Diego County. The creation of parcels planned in the proposed development may play a small part in enhancing the future of agriculture in this County.

N. History of Smaller Parcels in this Portion of Valley Center:

Figure 15 was prepared to examine the relationship between smaller parcels in this vicinity of Valley Center. This Figure shows parcels under 4 acres that are currently in agricultural use. The result was that 478 Parcels in the area shown on Figure 15 are shown as being in an agricultural use and are less than 4 acres in size.

Thus, not only is agriculture viable on smaller parcels in San Diego County in general, but the same appears to be true for this portion of Valley Center. Accordingly, the creation of smaller parcels on the subject property will not have an adverse impact to agriculture and may even enhance the possibility of agriculture remaining on this property.

O. Pesticides

Pesticide users are required to register with the County and keep pesticides confined to the property on which they are being used with no significant drift. The drift of pesticides can be harmful for adjacent agricultural uses as well as residential uses. Pesticides that drift onto adjacent crops can then show up in the fruit of that crop. If the adjacent owner has not registered for using that pesticide, that owner could be cited for a pesticide violation and the crop lost. Additionally, the drift could bring a pesticide in contact with a plant that could be harmed by the pesticide.

Thus it is important that a pesticide user confines the substance to his property and uses them responsibly, whether it is used for agriculture or residences.

The parcels of the subject property have existing agriculture that is very likely to stay after the parcels are sold. Thus there is a possibility that the

new owners of the parcels will be also using pesticides and will be more tolerant of odors that any drift may cause. Additionally, all buyers are required to be notified in writing and to acknowledge by signature that there may be agricultural uses nearby that may expose the buyer to irritations and inconvenience. (See "P" below.)

Thus the subject property will not result in a conflict between pesticide use and future residents.

P. Property Disclosure Ordinance:

The San Diego County Board of Supervisors, on February 12, 2003, amended the San Diego County Code of Regulatory Ordinances to require purchasers to be notified in writing that agricultural uses may exist near property that the buyer is purchasing. The buyer must acknowledge by signature that such agricultural uses are likely to be nearby that may expose the buyer to certain irritations and inconveniences.

Thus anyone purchasing a parcel of this development must be notified of the near agricultural uses and the potential for irritations and inconveniences.

III. CUMULATIVE IMPACTS

A. Methodology:

An area was chosen that would function as a cumulative study area. The boundaries of this area were established by reviewing features of the landscape, which may isolate agricultural in this vicinity from other agricultural areas in the county. These landscape features were primarily major areas of steep slope that would separate agricultural areas, major areas where no agricultural activity was taking place, and areas that had had substantial urban development.

The cumulative study area was superimposed on the San Diego County GIS Discretionary Permit Map. This map indicates Major and Minor Subdivisions, Major Use Permits, General Plan Amendments (GPA's), and Plan Amendment Authorizations (PAA's) both requested and approved since approximately January of 1999. Major Use Permits for cellular antenna sites were not included due to the very small area that is affected with these projects. This results in a gross number of projects of any type in the study area. In this way the selected projects could be identified that had been approved and were contemplated over the last 5.5 years.

A map of the cumulative study area was overlain with the County Vegetation Map to determine which of the selected projects identified in the study area occurred on lands used for agriculture. To make this determination, any project occurring on vegetation classified as agriculture or developed and disturbed land was considered. Disturbed and developed land was considered because the land may have originally been in agriculture, with the developed classification being a result of the selected projects. Since the GIS Map only used points to identify projects, any projects even remotely close to agriculture or urban vegetation types was considered.

The next step was to identify those approved and proposed projects that are occurring on land currently used for agriculture that have or would have an effect on principal farmlands within the cumulative study area. (For purposes of this study, the term "principal farmlands" refers to the land referenced in question one of the CEQA Guidelines, reproduced on the first page of this Section. These lands would include Prime Agricultural Lands, Agricultural Lands of Statewide Importance, and Unique Farmlands per the California Department Important Farmlands Map 2002). This was done by overlaying the cumulative study area with the appropriate portions of the important farmlands map. Projects not

within a principal farmland were also eliminated from consideration. As above, the GIS Map only used points to identify projects, and selected projects even remotely close to principal farmlands were considered.

The plot plans and maps for those projects meeting both of the above tests were then obtained from the County Project Processing Center (For purposes of this study, this last grouping of projects will be termed "Selected Projects"). The maps were then superimposed on the vegetation and farmlands maps to determine the principal farmlands in agriculture that were affected. The effects to the subject property could then be added to the approved and proposed agriculture lands affected through selected projects. This could be compared with the land in agriculture for the County as a whole. In this way a determination could be made if the cumulative impact of the selected projects in the cumulative study area was having a cumulatively considerable impact to agriculture in San Diego County as a whole.

The data within this report was based upon the County GIS Discretionary Permit Map dated December 2007. It is understood that prior to the public hearing, the discretionary permits will be reviewed in light of updated maps. At that point, it will be decided if there are changes that warrant disclosure to the decision making body.

B. The Cumulative Analysis:

The subject property is located in the southeast part of the Valley Center Community Planning Area. Due to the uniformity of terrain and uses for agriculture in Valley Center, the cumulative study area was established, which encompasses very nearly all of the Community Planning Area, minus some of the steep areas on the fringes. It is some 45,656 acres in size and is shown on Figure 16.

The County General Plan shows regional categories of Estate Development (EDA) over a large majority of the area, but it also includes large areas of Environmentally Constrained Area (ECA) where there are County Agricultural Preserves. The General Plan Designation for this area is primarily (17) Estate Residential with areas of (18) Multiple Rural Use along the perimeter where the slopes are steeper. Additionally, there are areas of (20) General Agriculture over the County Agricultural Preserves and (21) Specific Plan Areas. Finally the areas within the 2 nodes of the Country Town have a mixture of industrial, commercial, and (2) residential designations.

Zoning in this area is primarily light agricultural with a minimum parcel size of 2 acres per dwelling unit. Where slopes are steeper, there are areas of

4 and 8 minimum parcels sizes, and 10-acre minimum parcel sizes for areas within the County Agricultural Preserve.

Much of Valley Center has developed into 2-acre parcels in accordance with the (17) Estate Residential Plan Designation and the 2-acre zoning, which covers most of the area. Development within the Country Town has been arrested for a number of years because of the lack of public sewers and a high groundwater table in the central portion of the area.

About 45% of the cumulative study area is used for agriculture, or roughly 20,500 acres. There are also large areas to the south and east and scattered throughout the cumulative study area which are vacant. The remainder of the area is either vacant or has estate homes on lots larger than 2 acres. Agriculture in this area is primarily avocados, with some remaining citrus and also small areas of intensive truck farming and nursery stock.

The area immediate to the subject property is about 50 to 60% in agriculture. Zoning in the area is almost entirely A70 (2), with 65% of the parcels in the area being 2-4 acres in size, and the majority of these supporting agriculture.

The California Avocado Commission anticipates that the price per pound of California Avocados will drop a small amount, although the impact of avocados coming into the United States from and Mexico on a year round basis has not been fully assessed. This could result in the continued maintenance of existing groves, but limited new plantings. The prices for citrus products have dropped in recent years to the point where many of the citrus groves have a negative cash flow and are being removed or are no longer maintained. There are virtually no new plantings of citrus on a large scale.

Climate in this region is similar to the inland San Diego County with slightly more rainfall and more extremes in climate than the coastal area. However, the climate is still very mild and the mild nature is the primary reason for the agriculture that exists in the cumulative study area.

About 15,526 acres or 34% of the soils in the cumulative study area are classified as "unique farmland" by the California Department of Conservation because of the existing agriculture, with the majority of the remainder being classified as "Other Lands," which are developed or not useful for agriculture. There are also areas of prime farmland located in the eastern portions of the cumulative study area and farmland of statewide importance scattered in small amounts throughout the area. Generally the quality of soils in this area varies from non-arable to fair, with the better soils found in the central valley. As indicated in the

previous paragraph, climate plays a more important role in the agricultural development of this area than the soils.

Water is currently provided through groundwater or by the Valley Center Municipal Water District, and water is available for agriculture.

In summary, about 45% of the cumulative study area is in some sort of agriculture, and both the zoning and the current general plan reflect this use. Soils are limited in most of the area, and the pricing trends for citrus and to some extent avocados place a cloud over the future agricultural use of this area.

After reviewing subdivisions that met the criteria described under "Methodology," it was determined that the subject property and 38 additional selected projects were occurring on lands that were being used for agriculture and were on a principal farmland as previously defined. Appendix B has a listing of the initial group of subdivisions, those in agricultural or urban vegetation types, and those having one of the three Farmlands classifications. The selected projects affect 916.5 acres of the Principal Farmlands and are listed with acreages in Appendix C of which 1.53 acres come from the subject property. Figure 17 indicates the location of the selected projects.

C. Agriculture in San Diego County:

According to the Department of Conservation, the following acreages of principal farmlands in San Diego County existed as of 2002:

Prime Farmland	10,019
Farmland of Statewide Importance	13,000
Unique Farmland	57,000
Total	80,019

This represents a reduction of 493 acres or .6% in principal farmlands between 2000 and 2002. However, the 2002 Crop Statistics and Annual Report of the County of San Diego Department of Weights and Measures (the latest statistics available) indicate that within the period from 2000 to 2002 there was an increase of 20,662 acres or 9% of land in agricultural lands. Thus while there was a minute decrease in the principal farmlands, the County is experiencing a substantial increase in overall agricultural acreage.

D. Conclusions

1. Effect of the subject property on the cumulative study area.

The main determinant of the future of agriculture in the cumulative study area will be the competition from Latin American fruit. In this case the home sites being established by the subject project will have an advantage over the larger commercial operations, because the groves will have an aesthetic value and also will not have to amortize the cost of the land, whose primary use is a home site. Therefore the avocados on the proposed lots, as with the other parcels in Valley Center where the grove is a part of a home site, will likely continue beyond the time that the commercial groves are no longer maintained.

Finally, there will be 1.53 acres of agriculture affected compared to approximately 45,565 acres of existing agriculture. Therefore this project will impact .003% of this agriculture and will have a negligible effect on agriculture within the cumulative study area.

2. Effect to San Diego County Agriculture as a whole.

In terms of San Diego County Agriculture as a whole, the selected projects affect 916.5 acres of the Principal Farmlands and are listed with acreages in Appendix C. This amounts to 1.14% of the principal farmlands within the County.

E. Summary

In terms of a cumulative effect to the cumulative study area, the subject property will have minimal effects. The parcels are sized so they are consistent with the development as planned by the General Plan and zoning. They are also consistent with other lots in the cumulative study area that are currently supporting agriculture. Additionally, in the face of foreign competition, the smaller parcels may even have an advantage over large commercial operations.

In terms of cumulative effect to San Diego County, the subject property affects 1.53 acres of the principal farmlands. Adding the 38 additional selected projects meeting the parameters of this study amounts to a cumulative total of 916.5 acres. This amounts to a total of 1.14% of the Principal Farmlands in San Diego County. Considering this small amount with the fact that the overall agricultural acreage in San Diego County

increased 20, 662 acres from 2001 to 2002 there will clearly not be a cumulatively considerable impact to agricultural resources to San Diego County as a result of the development of the subject project.

IV. ANALYSIS OF IMPACTS

It has been determined that due to the characteristics of the subject property as well as the surrounding area, there will not be a significant impact to agricultural resources as a result of the implementation of this project. This is based upon an assessment of the threshold standards established in Section I as well as other points as described below.

Thresholds of Significance:

1. The project will result in the conversion of the following:

   a. Prime agricultural soils (i.e. an LLC rating I-II or soils rated as good in terms of fertility and suitability for the predominant crop in the vicinity).

      None of the soils are rated as Prime Farmland or Farmland of Statewide Importance. 10.8 acres or all of the subject property is categorized as Unique Farmland. As defined in this program, Unique Farmland is simply land which does not qualify as Prime Farmland or Farmland of Statewide Importance, but has a history of cultivation and is usually irrigated. Thus to qualify as Unique Farmland it is only necessary that there be a history of cultivation.

      There are no Prime Farmland Soils, no soils rated high in fertility or high suitability for crops grown in the area, no Prime Farmlands being converted, and only a small amount of Unique Farmland will be affected. Thus the conversion of agricultural uses is not considered significant.

   b. Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

      None of the soils are rated as Prime Farmland or Farmland of Statewide Importance. 10.8 acres or all of the subject property is categorized as Unique Farmland. As defined in this program, Unique Farmland is simply land that does not qualify as Prime Farmland or Farmland of Statewide Importance, but has a history of cultivation and is usually irrigated. Thus to qualify as Unique Farmland it is only necessary that there be a history of cultivation. Additionally, the

Farmland of Local Importance has no soils of prime farmland or soils of farmland of statewide importance. Moreover, 72% of the soils of this classification have been classified as fair or not suitable for agriculture in the area by the Department of Soil Conservation. Finally, the majority of the soils on the subject property are of low or medium fertility.

The amount of agricultural area to be directly impacted by fuel breaks, pads, cut and fills, and roads and driveways totals approximately 1.53 acres. There is presently 7.28 acres devoted to agriculture and this project will result in a 21 % loss of the agriculture now existing on the subject property. Thus 79% of the agriculture now existing on the subject property will not be directly impacted by the development.

Thus the determination is that this threshold has not been exceeded and the project will not result in significant impacts in terms agricultural land conversion.

2. The Project will establish parcel sizes that cannot support future agricultural operations and are not consistent with other parcel sizes in the vicinity that currently support agriculture.

The project proposes an average lot size of 2.7 acres. It has been stated by the San Diego County Department of Agriculture, Weights, and Measures that there are over 600 citrus farms in San Diego County under 2 acres in size and over 4,000 small farms under 9 acres. They further state that the average size farm is falling and that only 36% of the County farmers list farming as their primary occupation. Finally they state that the cost of land in this County makes it prohibitive to begin an agricultural operation on a large parcel and that the ability to farm small parcels is crucial to the success of future agriculture in San Diego County.

An analysis of the cost versus revenue for maintaining agriculture on these properties indicates that profit on these parcels would be in the neighborhood of $1449 per acre. Thus not only would continued avocado production on the proposed parcels be feasible on the proposed properties, but also there would be a strong economic incentive for future owners to continue the avocado production.

Additionally a review of a map showing parcels and vegetation clearly shows that agriculture is successful on smaller parcels in this area.

Thus, not only is agriculture viable on smaller parcels in San Diego County in general, but the same appears to be true for this portion of Valley Center. Accordingly the creation of smaller parcels on the subject

property will not have an adverse impact to agriculture, and may even enhance the possibility of agriculture remaining on this property Both by a determination by the County Department of Agriculture, Weights, and Measures and a review of parcels in the vicinity indicate that the parcels are capable of supporting agriculture in the this area. Additionally, this residual agriculture is likely to remain, since the owners of the smaller parcels are likely to place a value on the aesthetics of the groves as well as an economic value, and there will be more incentive to keep the agriculture than now exists.

Thus the determination is that this threshold has not been exceeded and the project will not result in significant impacts in terms of supporting agriculture.

3. The project will result in a conflict in the study area with agricultural zoning or use regulations.

   There is an agricultural use regulation on the subject property as well the surrounding property. However, this use regulation is not an exclusive agriculture zone, and it permits a variety of other uses. There is no use proposed for the project that would not be permitted in the agricultural zones surrounding it. Thus the determination is that this threshold has not been exceeded and the project will not result in significant impacts in terms of conflicts with agricultural zoning.

4. The project will result in a conflict in the study area with a County Agricultural Preserve.

   Neither the subject property nor any of the study area lies within a County Agricultural Preserve.

5. The project will result in a conflict in the study area with a land conservation contract.

   Neither the subject property nor any of the study area lies within a Land Conservation Contract.

6. The density proposed by the project will have an adverse significant impact on surrounding agricultural uses in terms of the introduction of residential uses into an agricultural area.

The amount of agricultural area to be directly impacted by fuel breaks, pads, cuts and fills, and roads and driveways totals approximately 1.53 acres or 21 % of the 7.28 acres of agriculture currently existing. Thus 5.75 acres or 79% of the agriculture on the subject property will remain. In terms of the entire subject property, 53.2% of the subject property will be in agriculture after the proposed development. At present, 50.8% of the surrounding area is in agriculture. Thus after the proposed development, there still will be a comparable percentage of the subject property used for agriculture in the surrounding area.

As stated in the previous section, it has been indicated by the San Diego County Department of Agriculture and Weights and Measures that there are over 600 citrus farms in San Diego County under 2 acres in size and over 4,000 small farms under 9 acres. They further state that the average size farm is falling and that only 36% of the County farmers list farming as their primary occupation. Finally they state that the cost of land in this County makes it prohibitive to begin an operation on a large parcel and that the ability to farm small parcels is crucial to the success of future agriculture in San Diego County.

Additionally, a review of this area in Valley Center indicates that agriculture is remaining on smaller parcels. Since the owners of the smaller parcels are likely to place a value on the aesthetics of the groves as well as an economic value, there will be more incentive in keeping the agriculture than now exists.

Finally, an analysis of the cost versus revenue for maintaining agriculture on these properties indicates that profit on these parcels could be in the neighborhood of $1449 per acre. Thus not only would continued avocado production on the proposed parcels be feasible on the proposed properties, but also there would be a strong economic incentive for future owners to continue the avocado production.

It then follows that if there is still significant agricultural activity occurring on the subject property, the likelihood of conflicts between the subject property and the agricultural operations on the surrounding area will be minimized.

In addition, the proposed parcels of the subject property are similar in size to 54% of the parcels that now exist in the study area. Thus parcels in the size range of the parcels proposed by this project are not uncommon in this area.

Finally, The San Diego County Board of Supervisors, on February 12, 2003, amended the San Diego County Code of Regulatory Ordinances to require that purchasers be notified in writing that agricultural uses may

exist nearby property that the buyer is purchasing. The buyer must acknowledge by signature that such agricultural uses are likely to be nearby that may expose the buyer to certain irritations and inconveniences.

Thus the determination is that this threshold has not been exceeded, and the project will not result in significant impacts in terms of adjacent agricultural uses.

7. A significant proportion of the existing agriculture on the subject property will be directly impacted through building pads, roads, or driveways.

   The amount of agricultural area to be directly impacted by pads, cut and fills, and roads and driveways totals approximately 1.53 acres. There is presently 7.28 acres devoted to agriculture, and this will result in a 21% loss of the agriculture now existing on the subject property, with 79% of the agriculture not directly impacted by the development. Thus the determination is that this threshold has not been exceeded and the project will not result in significant impacts in terms of direct agricultural impacts.

8. This project, in conjunction with other existing and proposed projects, would have an impact to agriculture that is cumulatively considerable pursuant to State CEQA Guidelines.

   When considering all projects with impacts to agricultural resources that are located within the Cumulative Study Area, including the subject property, 916.5 acres, or 1.14% of San Diego County's Principal Farmlands are affected.

   Thus there is a cumulative impact of Principal Farmlands in San Diego County of around 1% for an agricultural area covering 45,656 acres while 20,662 acres of farmland have been added in San Diego County from 2000 to 2002. When considering the project's impacts in combination with the other projects in the cumulative study area against the much larger increase in farmlands in the county, there is not a cumulatively considerable impact to agricultural resources in San Diego County as a result of the development of the subject project.

   Therefore this threshold of significance stated above has not been met and there are no significant cumulatively considerable impacts to agricultural resources.

Summary of Analysis

The project will have no significant direct, indirect, or cumulatively considerable impacts to agriculture. In terms of direct impacts, there are no prime soils or soils rated high in fertility or high suitability for crops grown in the region which will be converted to a non-residential use. Additionally, when considering fuel breaks, pads, and driveways, the will be 1.53 acres out of the current 7.28 acres in agriculture on the subject property directly impacted.

In terms of indirect impacts, none of the surrounding property is in an agricultural preserve or a Land Conservation Contract. 53.2% of the project will remain in agriculture while the percentage of the surrounding area in agriculture is 50.8%. Additionally agricultural activity is likely to continue on this project, which will reduce the likelihood of conflicts between the subject property and the surrounding agricultural operations. This agriculture is likely to remain after the implementation of the project. There is a history of 2-4 acre parcels in this area of Valley Center maintaining agriculture, and growing avocados on these properties will be financially feasible, with a yield an estimated $1449.00 per acre.

In terms of the cumulative impact, when considering all projects with impacts to agricultural resources that are located within the Cumulative Study Area, 916.5 acres, or 1.14% of San Diego County's Principal Farmlands are affected. Additionally, from 2000 to 2002, there has been an increase of 20,662 acres of farmland in San Diego County.

V. FIGURES

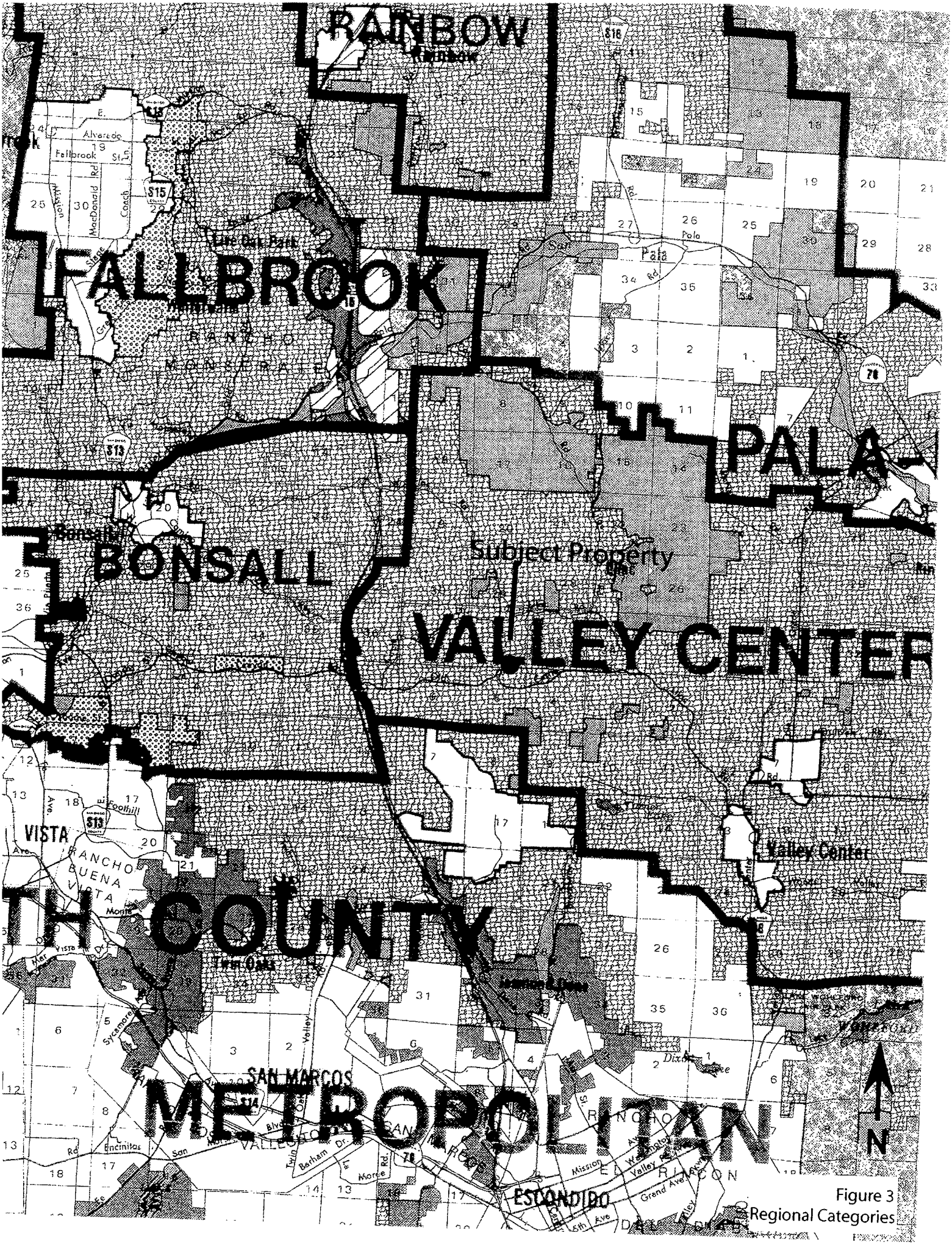


Figure 3
Regional Categories

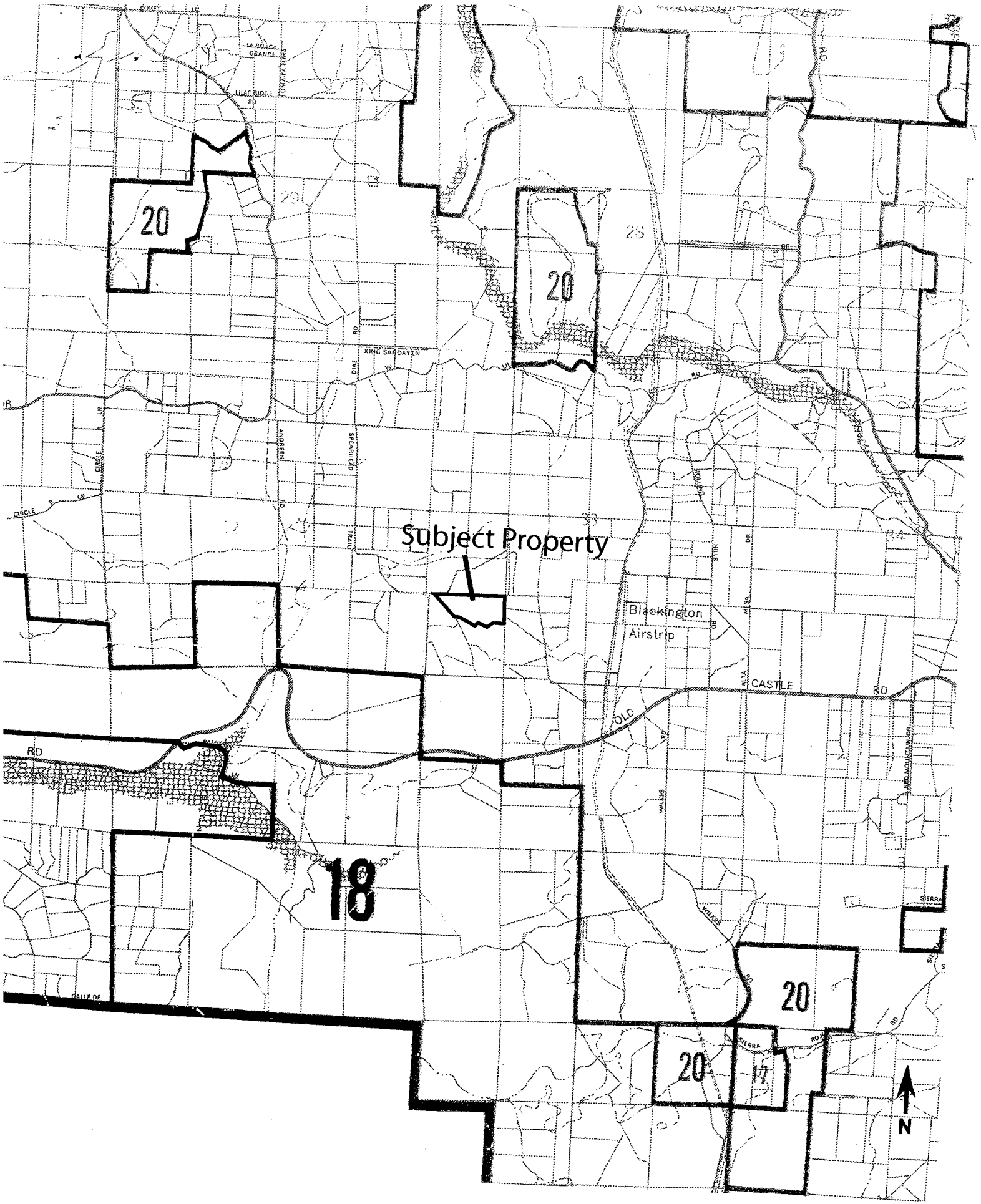


Figure 4
Community Plan Designations

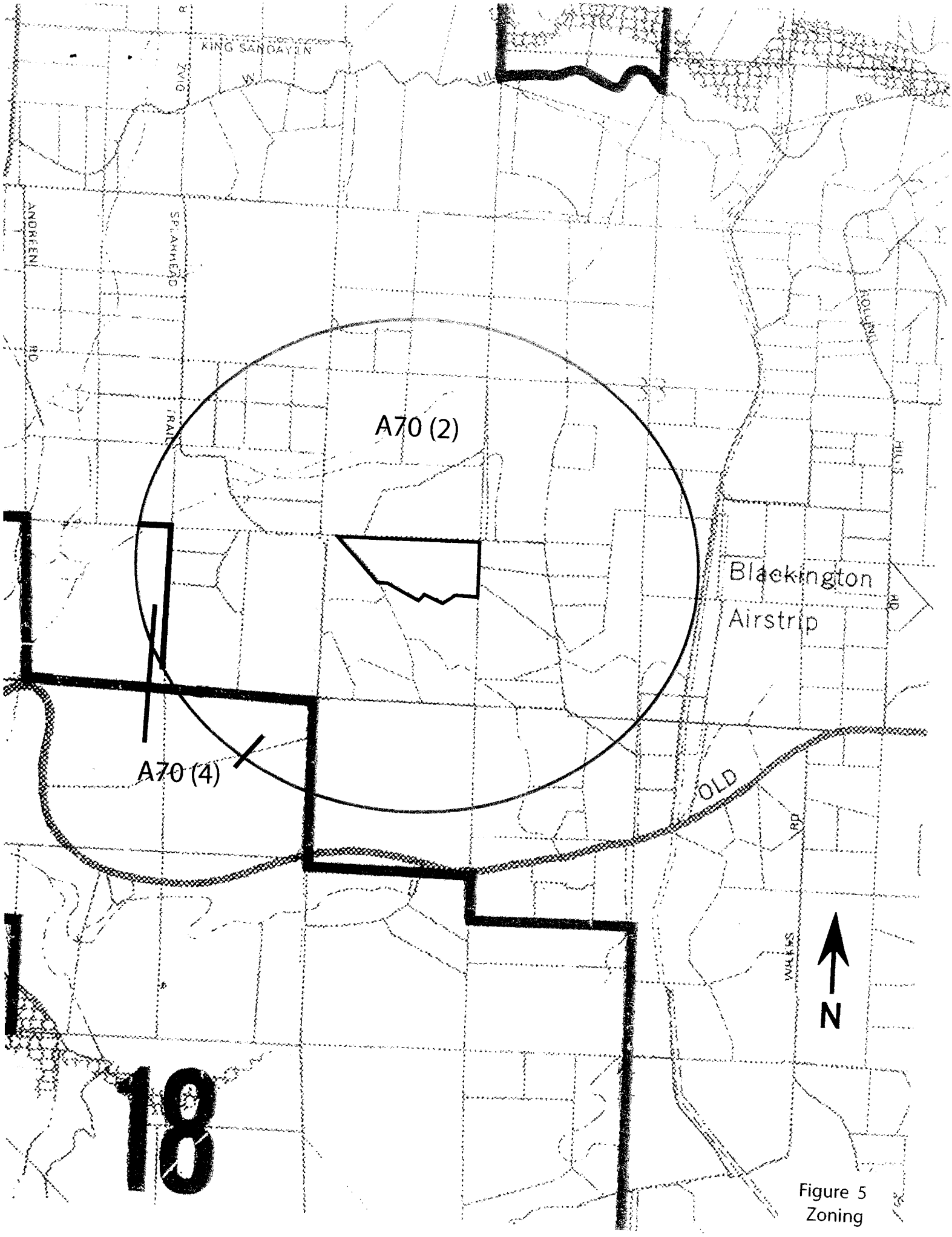


Figure 5
Zoning

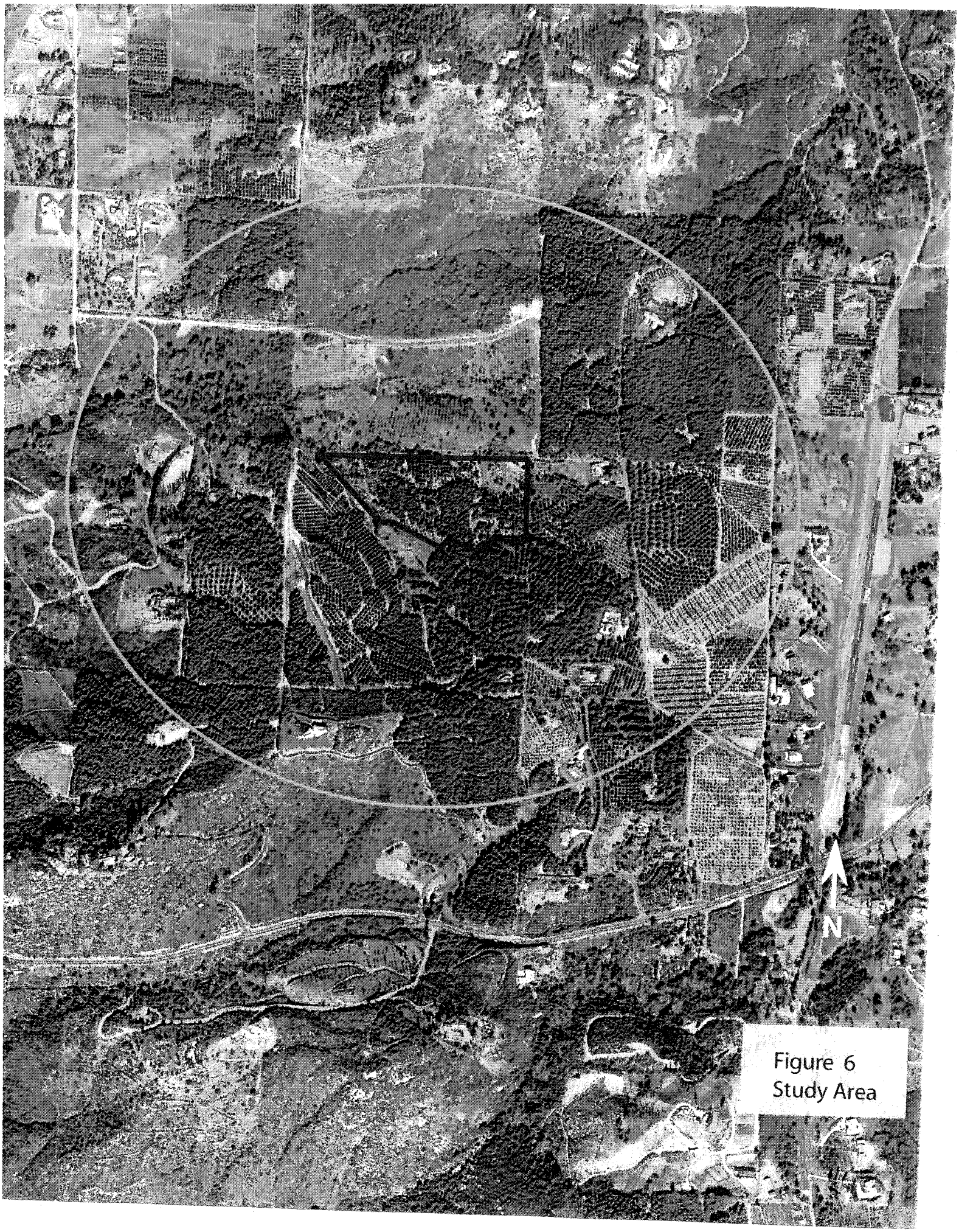


Figure 6
Study Area

PARCEL SIZE TABLE

Acreage Classification	Number of Parcels	Percentage
Less Than 1 Acre	0	0%
1-2 Acres	0	0%
2-4 Acres	41	54%
4-8 Acres	20	26%
8-20 Acres	10	13%
20 + Acres	5	7%
TOTAL	76	100%

Figure 7 Parcel Size Table

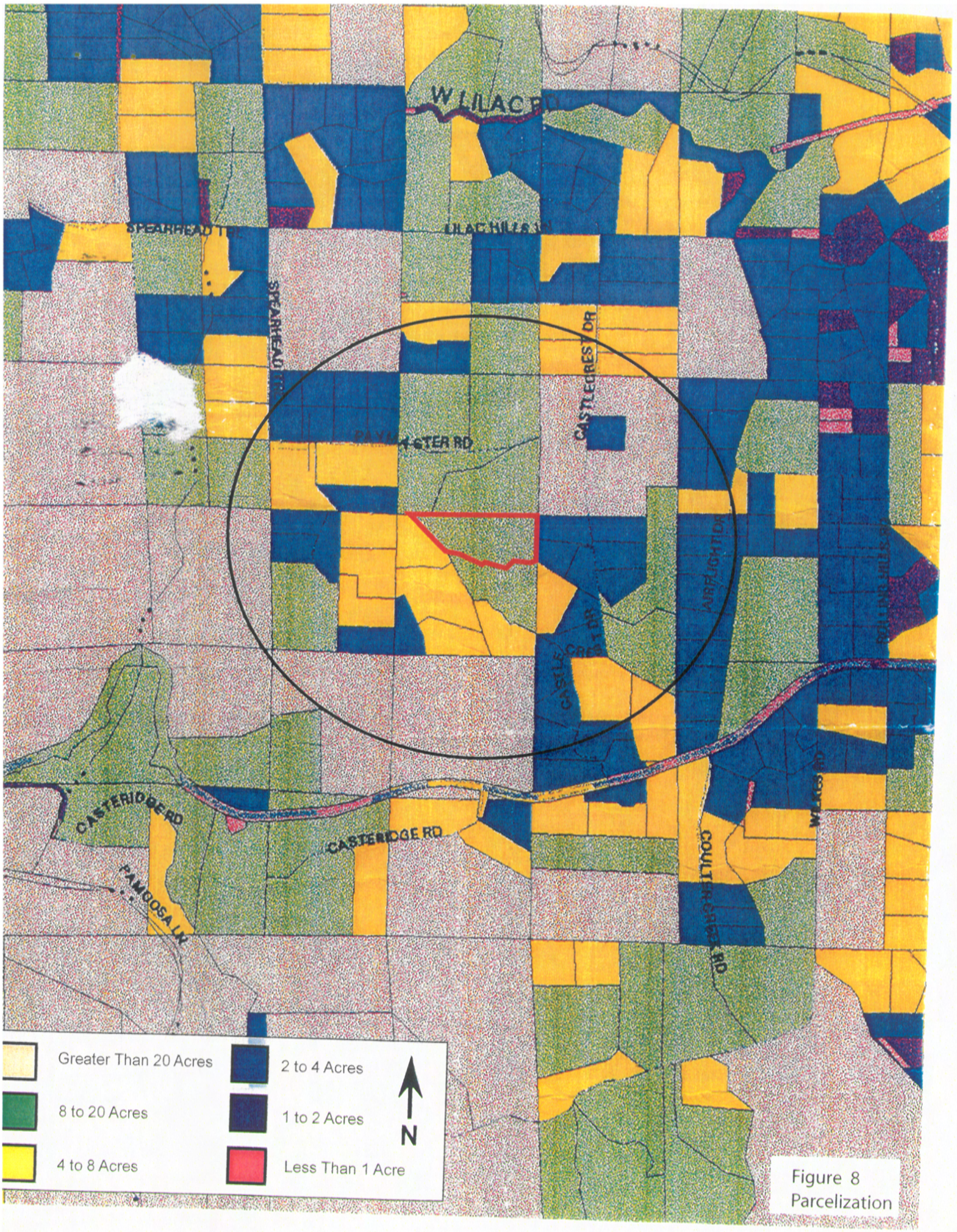


Figure 8
Parcelization

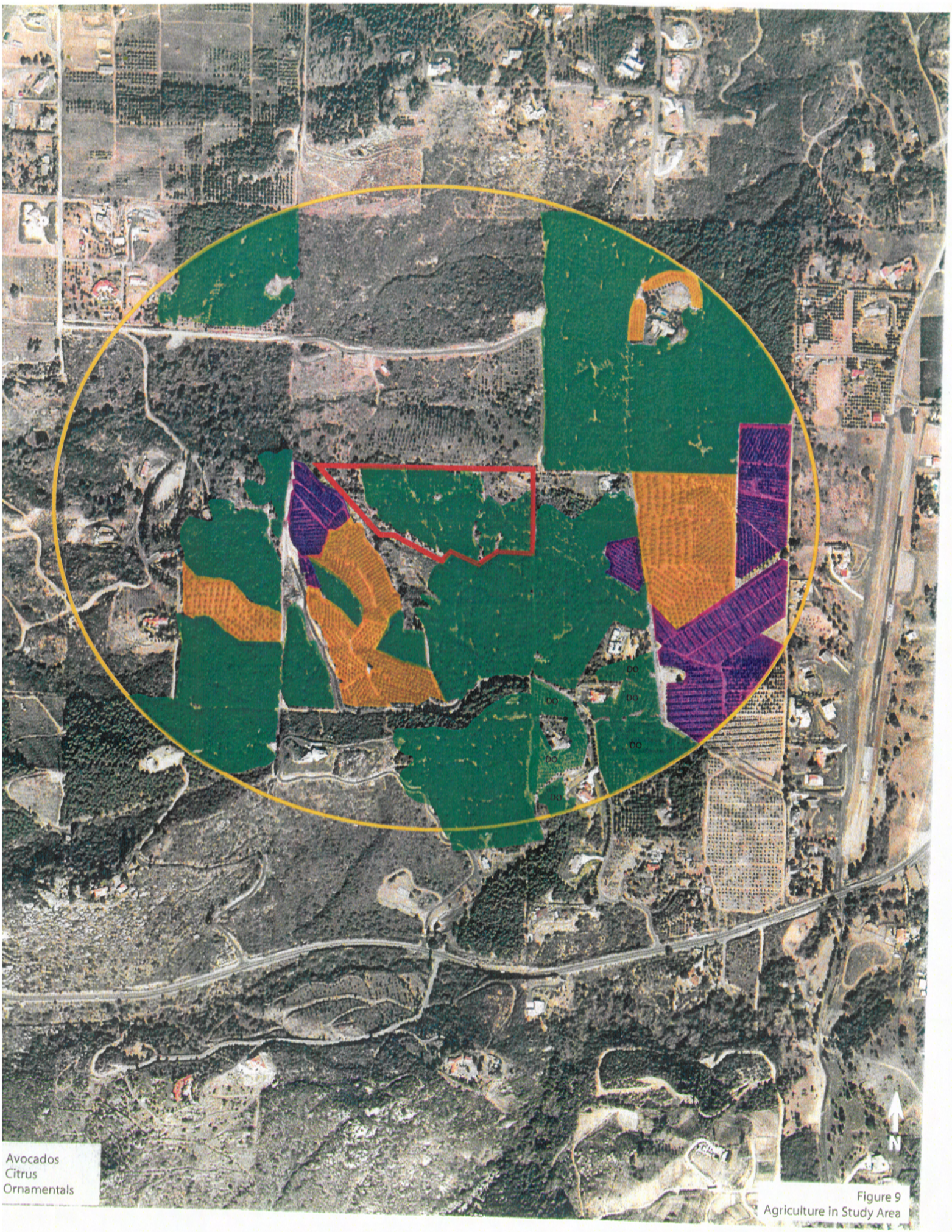


Figure 9
Agriculture in Study Area

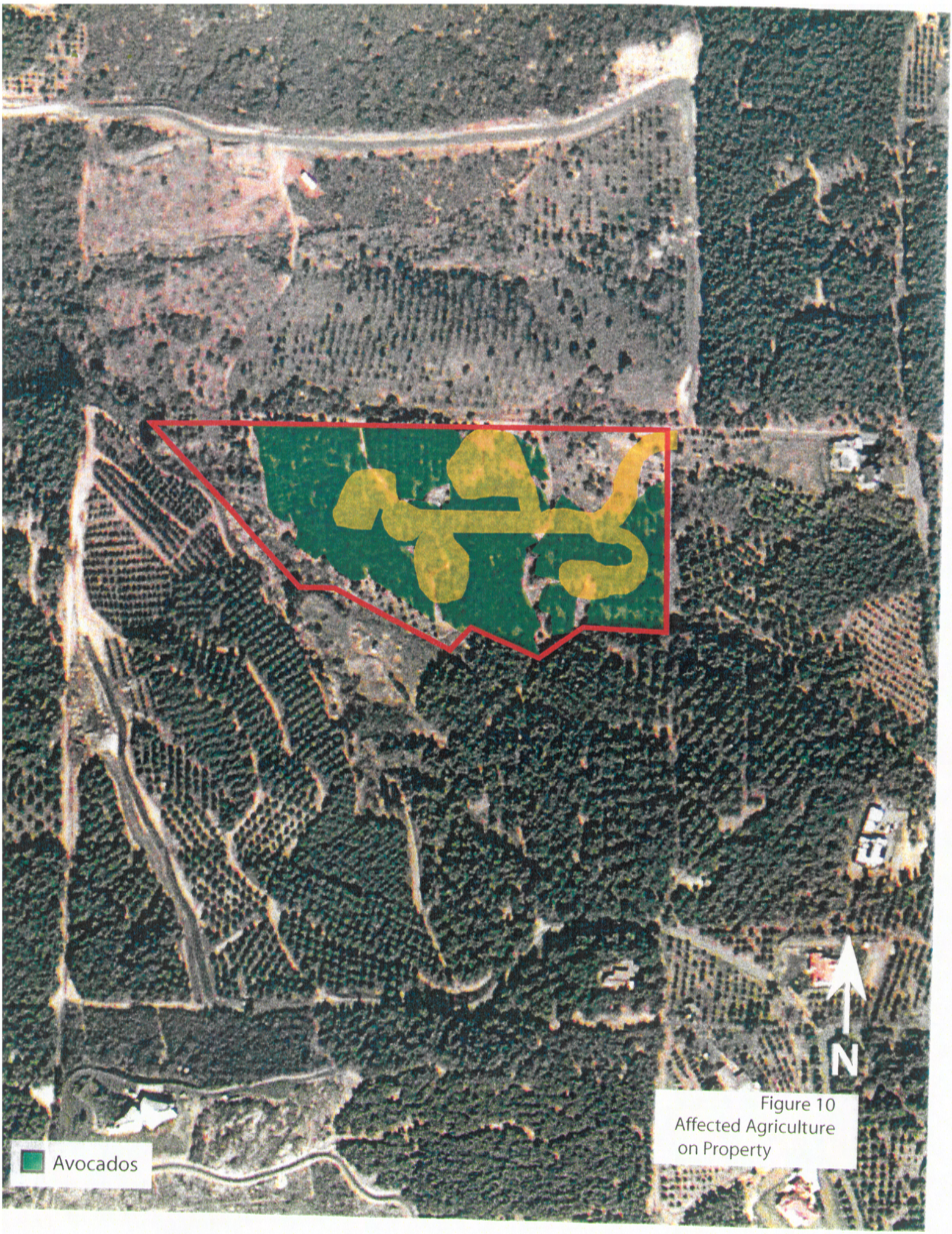


Figure 10
Affected Agriculture
on Property

FEASIBILITY TABLE

PRODUCING AVOCADOS WITH IMPORTED WATER

Revenue per acre	
Gross revenue per acre (7250 pounds @$.90/pound)	6525
Expenses per acre	
Water (3.5 acre feet @ $706 per acre ft for 26 units and $548 per acre ft for remainder of acre ft	2056
Erosion control	10
Weed control	
Round-Up	114
Weed Whip	6
Pruning	429
Pollination	84
Pest Control and Pest Control Advisor	345
Fertilizer	141
Picking ($.16/pound)	1160
Hauling ($.004/pound)	29
CAC Assessment	254
CDFA	7
Other Overhead Costs (see sheet 2 for details)	442
Costs including imported water per acre	5076
Net Profit Per Acre	
Gross revenue minus costs	1449

Figure 11 Feasibility Table

FEASIBILITY TABLE

PRODUCING AVOCADOS WITH IMPORTED WATER

Sheet 2

Detailed other overhead costs from Sheet 1

Root Rot Analysis	3
Liability Insurance	37
Leaf Analysis	5
Soil Analysis	5
Sanitation Fee	22
Office Expenses	180
Investment Repairs	91
Tools	31
Irrigation System	68
Total	442

Figure 11 Feasibility Table
Page 2

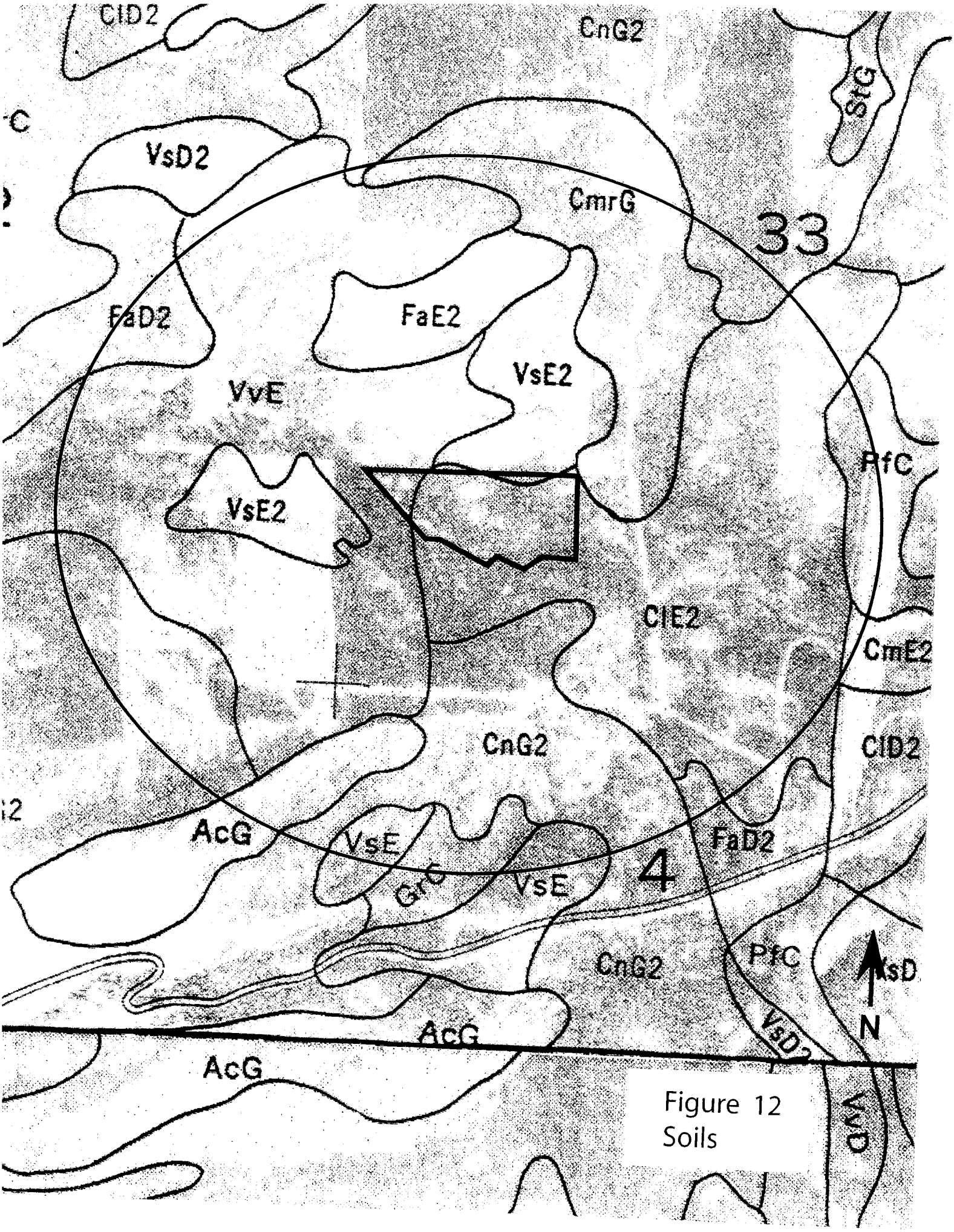


Figure 12
Soils

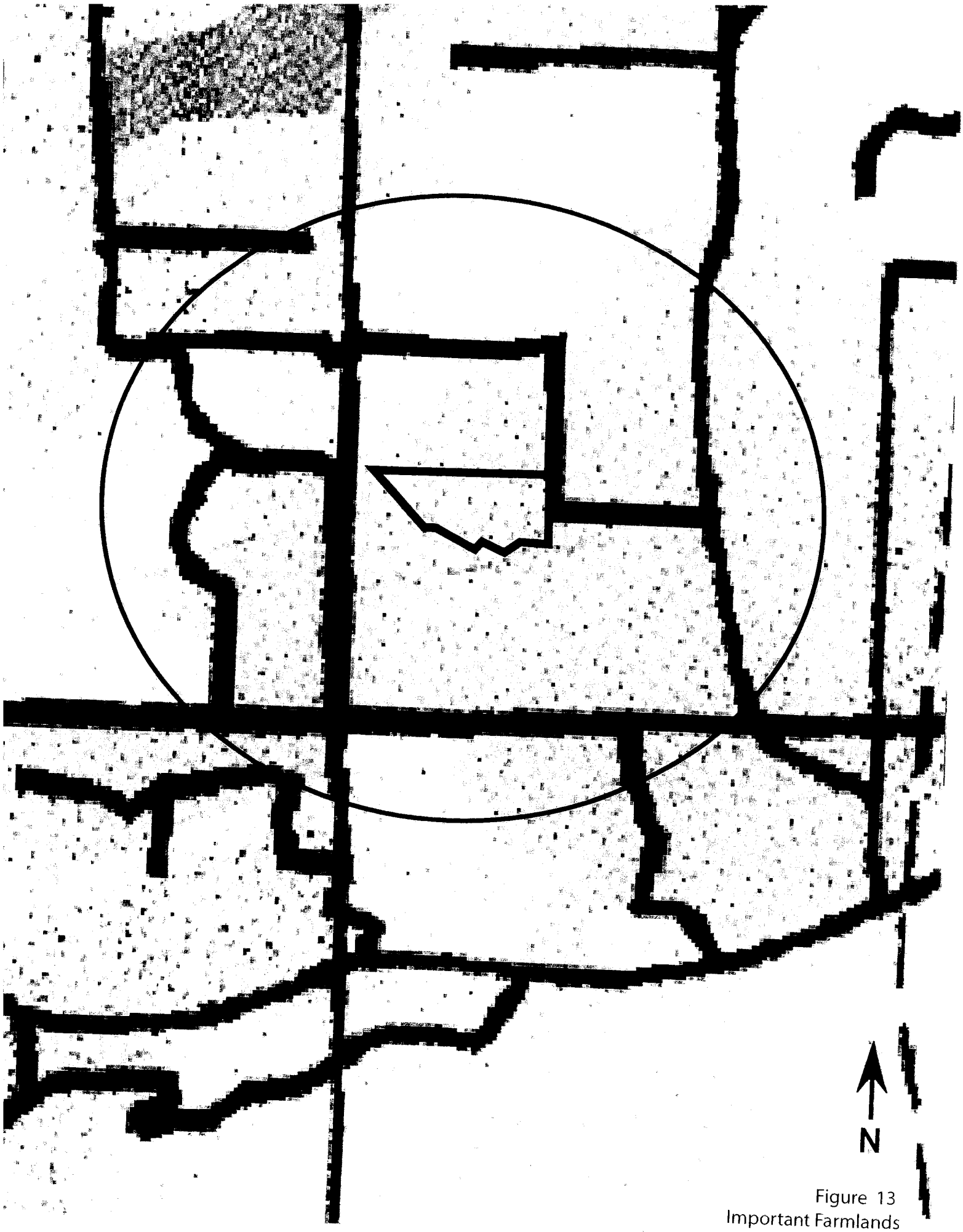


Figure 13
Important Farmlands

KATHLEEN A. THUNER
AGRICULTURAL COMMISSIONER
SEALER OF WEIGHTS
AND MEASURES

County of San Diego

DEPARTMENT OF AGRICULTURE, WEIGHTS & MEASURES
5555 Overland Ave., Bldg. 3, San Diego, CA 92123-1292

AGRICULTURE
(619) 694-2739
FAX
WEIGHTS & MEASURES
(619) 694-2775

June 2, 1997

TO: David Nagel
Department of Planning and Land Use

FROM: Kathleen A. Thuner

COMMERCIAL VIABILITY OF TWO ACRE LOTS—TM 5091 (BARRETT/HIBBARD)

Recently you contacted this office concerning the viability of two acre parcels for agriculture in the (19) Intensive Agriculture land use designation. Specifically, you requested information pertaining to the allowance for two acre parcel sizes when "the land is planted, and has been planted, for at least the previous one-year period, in one or more commercial crops that remain commercially viable on two acre lots."

The overall value of citrus per acre in San Diego County in 1996 was $5,078. For purposes of comparison, the dollar values per acre in San Diego County range from a low of about $5 (range) to a high of $588,310 (indoor decoratives).

According to our pesticide operator identification database, citrus farms in San Diego County that have registered to use pesticides are as small as 1/10th of an acre. Our records show that there are currently 671 citrus farms of two or fewer acres.

It is also important to note that "commercial viability" does not necessarily imply the ability to support oneself from income solely derived from the farm. Nationwide and in San Diego County as well, farmers traditionally have additional income from other sources. In San Diego County, only 36% of farmers list farming as their primary occupation. In California that figure stands at 52%; nationwide it is 54%.

San Diego County's 1.1 billion dollar agricultural industry is composed of many small farms—4,298 of them are nine or fewer acres. Recent trends indicate that pattern will continue. The average farm size in San Diego County has been falling and is currently only 21% of the average farm size statewide. The cost of land in the county makes it prohibitive for many new farmers to begin an operation on a large parcel, so the ability to farm small parcels is crucial to the success of future agriculture in San Diego County.

I hope this information is helpful. If you have additional questions, please contact Jennifer Tierney of my staff at (S50) 694-3122.

Sincerely,

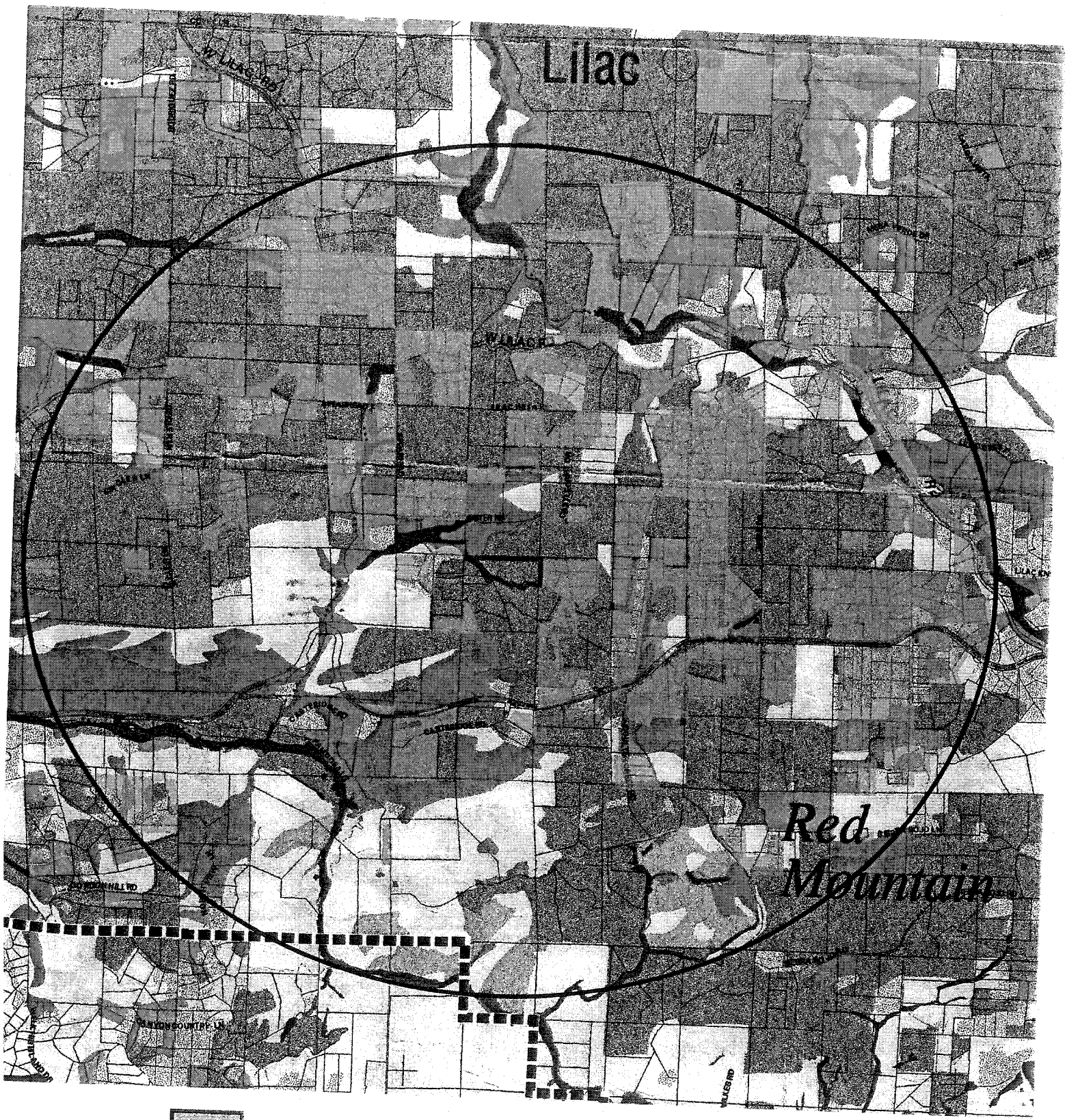
RECEIVED

Memorandum from the Department of Agriculture, Weights, and Measures

Agricultural Commissioner/
Sealer of Weights and Measures

Figure 14

DEPT. OF PLANNING & LAND USE



Parcels 4 acres or under in Agricultural Use

Figure 15
Smaller Parcels
In Agriculture

Figure 16
Cumulative Study Area

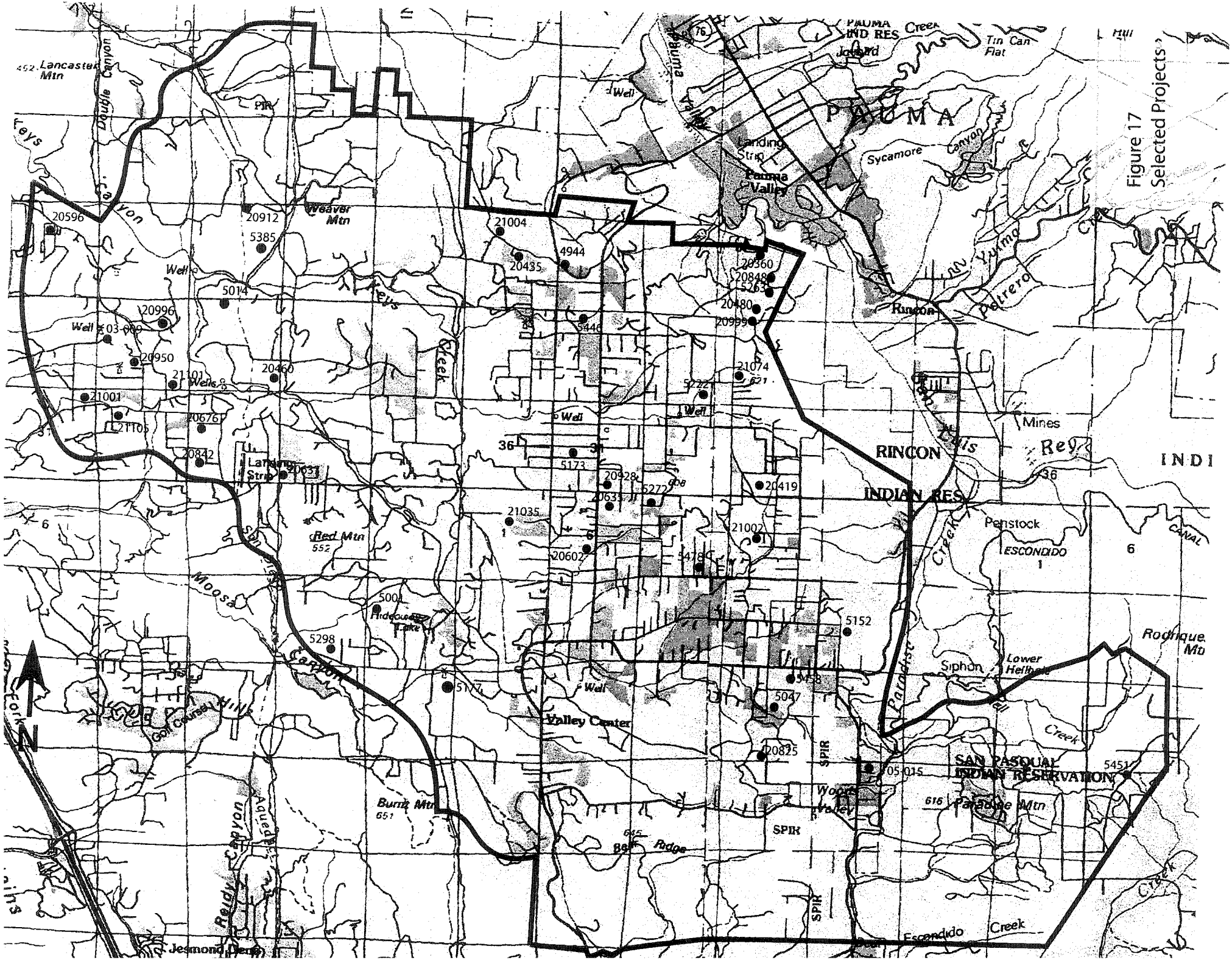


Figure 17
Selected Projects

VI. STATEMENT OF QUALIFICATIONS

The following participated in this study:

James Chagala—Principal Planner

Education: B.A. in Sociology
M.S. in Urban Geography
Ph.D. in Urban Geography

Experience: 32 years as a professional planner
2 years Regional Planner with the East-West Gateway Coordinating Council
26 years with Department of Planning and Land Use
5 years as Chief of the Long Range Planning Division
10 years as Chief of the Current Planning Division
12 years as staff to the County Planning Commission
5.0 years operating a private planning consultant practice

10 years as Adjunct Professor at San Diego State University
3 years as Adjunct Professor at California State University at San Marcos

Placed on the San Diego County Environmental Consultant List in the field of Agriculture on November 14, 2001.

Eric Chagala—Planning Technician

Experience: 3.5 years as Planning Technician for a private planning consulting firm.

Jennifer Carter—Planning Technician

APPENDIX A Agricultural Areas Affected

Parcel	Area in acres
1	0.255
2	0.54
3	0.396
4	0.341
Total	1.532

Appendix B

Applications Filed within the Potential Cumulative Impact Area.	Applications on Agricultural or Disturbed Lands.	Applications on Agricultural or Disturbed Lands and Classified as one of the Principal Farmlands.
20596	20596	20596
20811	20811	20811
5014	5014	5014
20676	20676	20676
20842	20842	20842
20460	20460	20460
5222	5222	5222
20637	20637	20637
20848	20848	20848
5001	5001	5001
5298	5298	5298
5272	5272	5272
20435	20435	20435
5173	5173	5173
20635	20635	20635
20602	20602	20602
5047	5047	5047
5152	5152	5152
5263	5263	5263
20360	20360	20360
03-009 (GPA)	03-009 (GPA)	03-009 (GPA)**
20480	20480	20480
20999	20999	20999
4944	4944	4944
5446	5446	5446
5458	5458	5458
5451	5451	5451
20996	20996	20996
20950	20950	20950
20912	20912	20912
20929	20929	20929
21004	21004	21004
05-015 (MUP)	05-015 (MUP)	05-015
20825	20825	20825
21002	21002	21002
5385	5385	5385
21001	21001	21001
20917	20917	21101
5494	5494	21074
5039	5039	21035
5150	5150	20685
20419	20419	20828
5403	5403	
20897	20897	
20982	20982	
20419	20419	
20462	20462	
5184	5184	
20689	20689	
5177	5177	
20712	20712	
5039	5039	
20813	20813	
20680	20680	
20274	20274	
20450	20450	
20624	20624	
20661	20661	
20803	20803	
20438	20438	
5212	5212	
20623	20623	
20423	20423	

20595	20595	
5315	5315	
20052	20052	
5251	5251	
2073	2073	
20748	20748	
20495	20495	
20458	20458	
5301	5301	
99-005 (MUP)	99-005 (MUP)	
91-038 (MUP)	91-038 (MUP)	
91-029 (MUP)	91-029 (MUP)	
04-007 (GPA Auth)	04-007 (GPA Auth)	
00-039	00-039	
01-016 (MUP)	01-016 (MUP)	
03-104 (MUP)	03-104 (MUP)	
73-188	73-188	
04-08	04-08	
02-004 (GPA Auth)	02-004 (GPA Auth)	
04-038	04-038	
20595	20595	
20343	20343	
20362	21101	
20686	21074	
20780	21035	
20697	21105	
20677	77-092 (MUP)	
5003	01-03 (GPA Auth)	
5004	21086	
5308	76-010 (MUP)	
20820	5359	
5273	20738	
20779	5028	
5385	21106	
5129	5478	
20707	07-001 (GPA Auth)	
19397	75-025 (MUP)	
5359	98-026 (MUP)	
03-075	07-002 (GPA Auth)	
77-092 (MUP)	04-008 (GPA Auth)	
03-118 (MUP)	03-118 (MUP)	
03-105 (MUP)	86-002 (MUP)	
73-120	20828	
73-108 (MUP)	02-003 (GPA Auth)	
75-025 (MUP)	06-061 (MUP)	
98-026	20685	
03-083 (MUP)	03-008 (GPA)	
76-010 (MUP)	73-108 (MUP)	
86-022	20432	
03-008 (GPA)	93-001 (GPA Auth)	
04-004 (GPA Auth)	04-004 (GPA Auth)	
04-024	03-105 (MUP)	
20892	5506	
02-074	97-013 (MUP)	
03-102 (MUP)	5004	
04-041	97-146 (MUP)	
04-029 (MUP)	03-083	
20966	21103	
04-038	06-007 (GPA)	
21101		
21074		
21035		
21105		
01-03 (GPA Auth)		
21086		
20738		
5028		
21106		
5478		
07-001 (GPA Auth)		
98-026 (MUP)		
07-002 (GPA Auth)		
04-008 (GPA Auth)		
5506		

86-002 (MUP)		
20828		
02-003 (GPA Auth)		
06-061 (MUP)		
20685		
00-001 (GPA Auth)		
20432		
93-001 (GPA Auth)		
21103		
97-013 (MUP)		
97-146 (MUP)		
06-007 (GPA)		
5175		
5176		
5062		
20659		
00-02 (GPA Auth)		
03-133*	03-133*	03-133*
72-061*	72-061*	72-061*
5507*	5507*	
06-066*	06-066*	

* "Cell Site" not to be included in report

** Project area is infested with root rot and has not been included in calculations.

Appendix C

Cumulative Agricultural Impact--Valley Center
Worksheet

Map	Square Inches	Scale 1"=xfeet	Scale 1=xunits	Area in feet	Area in acres
20596	2.68	145.45		0 56697.28	0 1.301591
5014	29.95	324.27		0 3149273	0 72.29737
20676	11.52	90.81		0 94999.17	0 2.180881
20842	29.61	125.15		0 463767.3	0 10.64663
20460	29.13	90.02		0 236057.9	0 5.419143
5222	23.26	176.94		0 728218.6	0 16.7176
20637	61.34	72.66		0 323843	0 7.434413
20848	27.79	158.58		0 698852.3	0 16.04344
5001	25.42	231.53		0 1362668	0 31.28256
5298	18.71	370		0 2561399	0 58.80163
5272	27.72	180.55		0 903624.9	0 20.74437
20435	18.08	161.11		0 469292.3	0 10.77347
5173	22.1	447.79		0 4431401	0 101.731
20635	18.15	109.09		0 215996.4	0 4.958595
20602	9.64	184.53		0 328254.7	0 7.535692
5047	47.1	461.5		0 10031464	0 230.2907
5152	5.24	115.84		0 70315.07	0 1.614212
20360	7.94	211.9		0 356518.8	0 8.184545
20929	33.8	76.56		0 198116.5	0 4.548128
21002	55.9	53.33		0 158984.6	0 3.649784
20480	7.72	100		0 77200	0 1.772268
5451	1.03	367		0 138729.7	0 3.184795
20825	37	75.79		0 212532.6	0 4.879077

		0	0
20996		0	15.945
		0	0
20912		0	6.2
		0	0
21004		0	42.13
		0	0
5446		0	118.02
		0	0
P05-015		0	3.48
5458			18.11
21101			5.02
21074			9.47
21035			6.14
20811	From Cumulative Agricultural Analysis		3.11
5263	From Agricultural Analysis		43
20828	From Agricultural Analysis		8.2
20950	From Agricultural Analysis		2.76
21001	From Agricultural Analysis		1.54
		0	0
20999	From Agricultural Analysis		6.96
20685	From Agricultural Analysis		0.46
Total Acreage Impacted			916.5369

REFERENCES

Written Works:

County of San Diego, Department of Weights and Measures, 2002 Crop Statistics & Annual Report

University of California, Agricultural Extension Service. Climates of San Diego County—Agricultural Relationships, November 1970.

University of California Cooperative Extension. Avocado Sample Establishment and Production Costs and Profitability Analysis for San Diego and Riverside Counties.

United States Department of Agriculture, Soil Conservation Service and Forest Service. Soil Survey San Diego Area, California. December 1973

California Department of Conservation, Division of Resource Protection, Farmland Mapping and Monitoring Program. Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance—San Diego County

California Department of Conservation, Division of Resource Protection, Farmland Mapping and Monitoring Program. 2000-2002 Land Use Conversion, Table A-26, San Diego County.

www.Avocado.org. Website for the California Avocado Commission.

Maps:

California Department of Conservation, Division of Resource Protection, Farmland Mapping and Monitoring Program. San Diego County Important Farmland 2002

County of San Diego, Department of Public Works, Mapping Section. Valley Center Community Plan.

County of San Diego, Department of Public Works, Mapping Section. County of San Diego General Plan—Regional Land Use Element Map,

County of San Diego, Department of Public Works, Mapping Section. County of San Diego—Agricultural Preserves.

SanGis, County of San Diego General Plan 2020 Reference Maps for Valley Center as Follows:

Parcelization
Vegetation